

**CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
April 26, 2017**

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

7:00 P.M.
HIALEAH

Call to order.

Invocation and pledge of allegiance

ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD

A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.

1. Roll Call.
2. Approval of Planning and Zoning Board Summary Agenda of April 12, 2017 as submitted.

ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, MAY 9, 2017

3. **Repeal and rescind** Ordinance No.12-70, dated 11-5-12 and Declaration of Restrictive Covenants recorded 10-16-12, PB 28315 Page 0166; and granting a variance permit to allow a pervious area of 11.3% (minimum 20% required), allow 13 parking spaces (26 required); waive some of the City of Hialeah Landscape Manual requirements of 7-foot landscape buffer between the surface parking area and the street, and allow 1,492 square feet of landscaped area (2,840 square feet required); allow no trees (5 trees required), for proposed children day-care facility on the ground floor and offices on the second floor. Property located at 122 West 23 Street, Hialeah, zoned M-1 (Industrial District).

Applicant: Yanelis Padron

TABLED ITEM FROM MARCH 22 and APRIL 12, 2017

4. **Variance** permit to allow the construction of 2 duplex buildings (4-units) on a substandard lot, having a frontage of 50' (75' required) and total lot area of 6,750 square feet (7,500 square feet required). Property located at 312 East 6 Street, zoned R-3-D (Multi Family District).

Applicant: 312 East 6th Street, LLC

5. **Variance** permit to allow one LED reader board pylon sign on property located outside the LED geographic area (only allowed in a specific geographic area) and allow the maximum area of 200 square feet (maximum of 120 square feet allowed) and a proposed height of 38' (maximum of 20' allowed). Property located at 1990 West 84 Street, Hialeah, zoned C-3 (Liberal Retail Commercial).

Applicant: Vizcaino Lucas Investments LLC

6. **Special Use Permit** to allow the expansion of the Neighborhood Business District overlay and variance permit to allow 359 parking space, where 392 are required; waive building mass, building frontage and setback requirements as set forth in Sec.98-1630.3 (c)(d) and (e) and allow a temporary waiver of plat, for a proposed 174 unit multifamily residential development. Property located at 7925-7927-7929-7931-7933 West 2 Court, Hialeah, zoned R-3-5 (Multifamily District).

Applicant: Alejandro J. Arias, Esq. on behalf of Amelia Holdings, LLC.

7. **Repeal** and rescind Ordinance No. 2009-91, dated 11-10-09 and related Declaration of Restrictions; and Conditional Use Permit (CUP) to allow school associated with the church; and allow ten (10) short-term occupancy living units used by the clergy associated with the church and granting a variance permit to allow a pervious area of 17% (minimum of 20% required); and allow 27 parking spaces (291 parking spaces required). Property located at 500 Palm Avenue, Hialeah, zoned CR (Commercial Residential District).

Applicant: The Universal Church Corp. Attn: Pastor Micena

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

8. FINAL PLAT OF COUNTYLINE CORPORATE PARK

9. Old Business

10. New Business.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.